

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**



ZONING COMMISSION PUBLIC HEARING

Thursday, June 5, 2025

9:00 a.m., 1st Floor Vista Center,

2300 N Jog Rd, West Palm Beach, 33411

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Swearing In
- G. Approval of the Minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - Motion to adopt the Agenda
- I. Conflicts/Recusals

POSTPONEMENT/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

AGENDA
PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
JUNE 5, 2025

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- B. Invocation and Pledge of Allegiance
- C. Remarks of the Chair

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to the Palm Beach County Unified Land Development Code. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, on applications not subject to Zoning Commission final action.

- D. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following:

- Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.
- Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.
- Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.
- Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.
- The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.
- Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - **Motion** to receive and file
- F. Swearing In - County Attorney
- G. Approval of the Minutes - **Motion** to approve the May minutes
- H. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda
- I. Conflicts/Recusals

POSTPONEMENTS/WITHDRAWALS/REMAND AGENDA

A. Postponements

1. [W-2024-01566 Beach Sound \(2024-00106\)](#)

Zoning Application of PK Beach Sound LLC by 2GHO Inc

Location: East side of Beach Rd, approx. 1.2 miles north of Colony Rd.

Project Manager: Wendy N. Hernández, Deputy Zoning Director

BCC District: 1

DISCLOSURES

a. Title: a Type 2 Waiver **Request:** to allow a reduction of front and side setbacks on 1.33 acres

MOTION: No motion necessary. Item administratively postponed to July 3, 2025.

B. Withdrawals

C. Remand

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Requests to pull items from Consent

C. Zoning Applications

2. [Z-2024-01932 Palmwood Residential Subdivision \(2015-00103\)](#)

Zoning Application of Palmwood Real Estate, LLC by Cotleur & Hearing Inc.

Location: Northwest corner of Frederick Small Rd and Palmwood Rd

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 1

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C.

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Single Family (RS) Zoning District on 1.14 acres

MOTION: To recommend approval of item 2.a.

3. [DOA-2025-00310 Covenant Church \(1974-00083\)](#)

Zoning Application of Covenant Centre, Inc. by Cotleur & Hearing Inc.

Location: West side of Roan Lane, approx. 650 feet north of Northlake Boulevard

Project Manager: Katiana Myrthil, Site Planner I

BCC District: 1

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

a. Title: a Development Order Amendment **Request:** to modify previously approved Class A Conditional Uses to delete a use (Place of Worship) and amend Conditions of Approval for a General Day Care on 4.08 acres

MOTION: To recommend approval of item 3.a

- b. **Title:** a Development Order Amendment **Request:** to modify the Site Plan, add square footage, and delete Conditions of Approval for a previously approved Class A Conditional Use for a Charter School on 4.08 acres

MOTION: To recommend approval of item 3.b.

4. [**Z-2024-00866 Pandit Investments \(2024-00044\)**](#)

Zoning Application of Sunila Pandit Investments, LLC by Land Research Management Inc.

Location: South side of Lantana Road, approximately 690 feet east of S. Military Trail

Project Manager: Wendy N. Hernández, Deputy Zoning Director

BCC District: 2

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District on 1.15 acres

MOTION: To recommend approval of item 4.a.

5. [**DOA/CA-2024-01285 Sherbrooke Center \(1989-00063\)**](#)

Zoning Application of Lyons Retail, Inc., Primrose Schools by HSQ Group LLC

Location: Northeast corner of Lyons Road and Lantana Road

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 6

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan to add square footage, to modify and add uses, and to modify Conditions of Approval on 8.89 acres

MOTION: To recommend approval of item 5.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare on 2.14 acres

MOTION: To recommend approval of item 5.b.

6. [**DOA-2025-00250 Big Dreams Preschool \(2001-00039\)**](#)

Zoning Application of Big Dreams Preschool LLC by Land Research Management Inc.

Location: Southwest corner of Westgate Avenue and Quail Drive

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 7

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C

- a. **Title:** a Development Order Amendment - Class B **Request:** to modify the site plan, to reconfigure the parking, and to modify Conditions of Approval to increase the Day Care number of children on 1.01 acres

MOTION: To adopt a resolution approving item 6.a.

- b. **Title:** a Development Order Amendment - Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 1.01 acres (R-2021-1166)
MOTION: To recommend approval of item 6.b.

7. [DOA/CA-2024-01792 Pine Trail Shopping Center \(1978-00273\)](#)

Zoning Application of Pine Trail Square, LLC by Dunay Miskel and Backman LLP

Location: Southwest corner of Military Trail and Okeechobee Blvd, and the north side of Elmhurst Rd

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 2

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

- a. **Title:** a Development Order Amendment **Request:** to modify the Overall MUPD Site and Conditions of Approval on 28.06 acres

MOTION: To recommend approval of item 7.a.

- b. **Title:** a Class A Conditional Use **Request:** to modify a previously approved Charter School to increase the number of students greater than 200 on 28.06 acres

MOTION: To recommend approval of item 7.b.

8. [PDD/DOA-2025-00126 Whitworth AGR-PUD \(2021-00031\)](#)

Zoning Application of Boynton Beach Associates XXV, LLLP by G.L. Homes

Location: Approx. 1.5 mile south of Boynton Beach Blvd., east of State Road 7, west of Lyons Road

Project Manager: Wendy N. Hernández, Deputy Zoning Director

BCC District: 5

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1, C-2 and C-3.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow rezoning from Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) zoning district on 36.98 acres

MOTION: To recommend approval of item 8.a.

- b. **Title:** a Development Order Amendment **Request:** to modify the Master Plan for the overall AGR-PUD to add land area (36.98 acres) and add units (37), for a new total of 1,177.01 gross acres

MOTION: To recommend approval of item 8.b.

- END OF CONSENT AGENDA -

REGULAR AGENDA

- A. Items Pulled From Consent

B. ULDC Revisions

9. **Recreational Vehicle Planned Development (RVPD) Regulations, ULDC Revision**

Summary:

The item before the Board are proposed revisions to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”) to modify setbacks for RV parking pads in RVPDs in the Agricultural Reserve Tier.

Staff Recommendation:

a. To recommend approval of the proposed ULDC revision; and

b. To recommend that the proposed ULDC revision is found to be consistent with the Comprehensive Plan.

BCC Permission to Advertise:

On May 22, 2025, the BCC approved the permission to advertise permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on June 18, 2025 at 9:30 a.m., and approved the receive and file the Business Impact Estimate (BIE) by a vote of 7-0-0.

MOTION:

a. To approve Staff recommendation of item 9.a.

b. The Zoning Commission, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., approves Staff recommendation of item 9.b.
10. **Townhouse Regulations, Privately Proposed Revision Phase 1**

Summary:

The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify Property Development Regulations for Townhouses to reduce setbacks, clarify separation distances, and to re-introduce parking tracts.

Staff Recommendation:

Staff recommends initiation.

MOTION:

To recommend initiation of item 10.

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR
- D. PZB EXECUTIVE DIRECTOR
- E. COMMISSIONERS

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.